



Las Vegas

BUILDING LAS VEGAS INTO A WORLD-CLASS CITY

GROWTH WATCH

PLANNING & DEVELOPMENT DEPARTMENT

Planning & Development's Strategic Plan



Motivational speaker leads planners through exercises.

On Oct. 11, 2006, senior staff from the Planning & Development Department conducted an intensive, all-day strategic planning session.

The Planning & Development Department's function and purpose was examined relative to the city of Las Vegas' Strategic Plan. It is important that the department's own strategic plan not only be consistent with the city's, but builds upon it. Each group formulated amendments to the department's plan that were more reflective and supportive of the city's strategic plan.

VISION

A leading planning and development department dedicated to building Las Vegas into a world-class city.

MISSION

To provide innovative planning and service to enhance the quality of life for citizens, support business growth, create an excellent visitor experience and meet their evolving needs.

VALUES

- Professionalism
- Respect
- Innovation
- Dedication
- Excellence

PRIORITIES

- Create relevant plans and documents that are internally consistent, understandable and accessible.
- Implement the Strategic Plan for the city of Las Vegas.
- Optimize the use of our financial, technological and human resources to improve effectiveness.
- Develop dedicated, innovative and loyal professionals who are committed to achieving our mission within a creative environment.
- Provide responsive, reliable customer service.
- Provide for and foster community involvement.
- Achieve professional excellence which is nationally, regionally and locally recognized.

After the session, a team of Planning & Development staff members worked out a system of measurements to gauge the department's effectiveness in meeting the priorities. These

measurements will be implemented in early 2007. It is anticipated that this will be a model for other departments to emulate when designing their respective strategic plans.

Winter 2006

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Regional Economic Study Recap

The final report for Phase I of the Southern Nevada Regional Economic Study (RES) was approved by the board of the Southern Nevada Regional Planning Coalition (SNRPC) on Nov. 30, 2006. Phase I was completed by the Theodore Roosevelt Institute (TRI) in ten months. The SNRPC is interested in identifying current and future employment clusters with economic growth and diversification potential.

The population and employment projections point to continued strong growth in southern Nevada through 2030 (see table). It is this growth that makes southern Nevada an attractive location for many businesses (such as food distributors and bottling plants). The growth of the senior population will lead to an increased need for hospital and health-related services. This population growth, coupled with the location of southern Nevada in relation to other

growing southwestern cities, will make it an attractive location for shipping goods to southern California, Arizona and Utah.

The study confirmed the basic attractiveness of southern Nevada for current industry targets, such as:

- Administrative and Back Office Services
- Distribution Centers
- Furniture Supplier and Related Services
- Public Higher Education Research Park Expansion

Second, population forecasts, demographic changes and spatial networking clusters suggest the following potential targets:

- Education Services
- Hospital and Health Related Services
- Research and Development

- Regional Offices
- Senior Services

With the target clusters identified, the study identifies three critical factors for success and recommendations for their achievement. First, vocational education reform and general education restructuring should be an integral element of the SNRPC goals for targeted cluster development. Future planning in these areas needs to be done within an integrated framework.

Southwestern Growth to 2030

State	Percent Growth
Nevada	114.3
Arizona	108.8
Utah	56.1
California	37.1
United States	29.2

Source: US Bureau of the Census

DEVELOPMENT

New Planning Commission Officers Elected

The city of Las Vegas Planning Commission elected new officers at the Dec. 21, 2006, meeting. The new chairman of the commission is Leo Davenport, and Byron Goynes was elected vice chairman.

Davenport has served on the commission for more than three years and was originally named to the commission by former Councilwoman Janet Moncrief. "I am looking forward to continuing to work with the most efficient Planning Department in the valley, in my new capacity as Planning Commission chairman," he said.



Leo Davenport, the new chairman, and Byron Goynes, the newly elected vice chairman of the city of Las Vegas Planning Commission.

Goynes, the senior member of the commission, has served on the board since 2000 and was appointed by Ward 5 Councilman Lawrence Weekly. Previously, he was a member of the city's former Board of Zoning Adjustment. "It is an honor to be elected by one's colleagues," Goynes said. "It's all about community to me, and I'm proud to be representing the city and particularly Ward 5."

The Planning Commission members are appointed by the City Council. The commission makes recommendations to the City Council on the city's master and special area plans, zoning applications and other related issues and makes final decisions on variances, site plans and subdivision maps. It meets on the second and fourth Thursday of each month at 6 p.m. in the council chambers at Las Vegas City Hall.



Rules Codified for Neighborhood Meetings for General Plan Amendments

GPA

Changes were recently made to the General Plan Amendment (GPA) application process that will ensure that both neighborhood residents and the Planning & Development Department are properly and adequately notified of the neighborhood meeting required by Title 19.

On Dec. 6, 2006, the City Council amended Title 19 [LVMC 19.18.030(C)] to require a neighborhood meeting prior to the Planning Commission hearing for every GPA request. The department currently recommends such meetings and now the city's code formally conforms to the recent state legislation requiring neighborhood meetings for GPA's before the proposal is heard by the Planning Commission.

To better serve the public, the department has created detailed instructions for arranging a neighborhood meeting, mailing out notices and conducting the meeting. The most notable change is the new requirement to file an affidavit with the department attesting that meeting notices are sent to all property owners within 750 feet of the subject parcel(s) and all registered neighborhood organizations in the city within one mile of the subject parcel(s) if the noticing is done by the applicant. The department, in fact, requires a 1,000-foot notification radius for property owners. This document, which is conveniently attached to the submittal requirements for a GPA application, must be notarized and must include the meeting notice and a list of property owners and neighborhood organizations to which the notices are sent. It must be then be delivered to the department no later than 72 hours prior to the Planning Commission meeting at which the GPA will be first heard.

The department will prepare the notice and handle the mailings in most cases, but securing the meeting place and conducting the meeting remain the responsibilities of the applicant. The mailed notices must be postmarked at least 10 days prior to the date of the neighborhood meeting and a new column was added to the table of deadlines emphasizing the last day that notices may be mailed.

The meeting must be held in the general vicinity of the proposed project and must start between 5:30–6:30 p.m. Monday through Thursday, but never on the evening of a Planning Commission meeting. Notices must be approved for content prior to mailing by the department and may be faxed. A sample neighborhood meeting notice is

included with the application materials.

Neighborhood meetings are also required for any changes to the text of the Las Vegas 2020 Master Plan and to other master plan and special area land use plans, and may be requested by the director for other types of land use applications.

This requirement will help neighbors understand the scope of the proposed project and allow the applicant to consider and adjust for any concerns or objections raised by the neighbors prior to the GPA's public hearing before the Planning Commission. Questions about the new ordinance or the neighborhood meeting process may be directed to Doug Rankin, Planning Manager (229-5408) or Joni Johnson, Senior Office Specialist (229-4605).

FLOYD LAMB PARK

PUBLIC MEETING

The city of Las Vegas invites residents to attend an open house to view the final plan for Floyd Lamb Park. Please attend on:

**Monday January 29, 2007
7–8:30 p.m.**

**Silverstone Golf Club
Clubhouse Ballroom
8600 Cupp Drive**

For more information, visit:
www.lasvegasopenspace.com
(select Floyd Lamb Park).

2006 Professional Certifications

For the first time, the entire management staff of the city's Planning & Development Department holds this prestigious professional certification. The following staff professionals received their American Institute of Certified Planners (AICP) credentials in 2006.

*Doug Rankin
Planning Manager*

*John Korkosz
Planning Supervisor*

*Adrienne Low Joly
Planning Supervisor*

*Steve Swanton
Senior Planner*

*Yorgo Kagafas
Urban Design Coordinator*



City Of Las Vegas Launches New Feature On Web Site

A new online feature allows the public to check the status of their applications with the Planning & Development and Land Development Division using the city's Web site.

"This new feature assists applicants in finding out the current status of their application without having to place a phone call or take a drive," said Margo Wheeler, director of Planning & Development.

This application may be accessed by visiting the city's Web site at www.lasvegasnevada.gov "Check status of... Development Application."

Access the city's Web site by visiting www.lasvegasnevada.gov:

1. Select "Check Status of"
2. Select "Development Application" from flyout
3. Fill in application number in window to check on the current status of your application.

Las Vegas Highlighted in Cooking Light's 20 America's Healthiest Cities

In celebration of its 20th anniversary year, "Cooking Light" announced the winners of its "Cooking Light 20 Best Cities" Awards. As part of a year-long tribute to the people, places and things that have revolutionized American eating habits over the past two decades, the nation's largest food and healthy lifestyle title will highlight the "Cooking Light 20 Best Cities" in America that encompass the finest in healthful cuisine and lifestyle.

"The 'Cooking Light 20 Best Cities' have this in common: They offer abundant healthful choices for the people who live in them," said Mary Kay Culpepper, editor in chief of "Cooking Light." "From innovative restaurants to vibrant farmers' markets to abundant

green space and parkland, these cities exemplify the best of American healthy living."



Cooking Light, January-February 2007 issue.

The "Cooking Light 20 Best Cities" in America are:

1. Seattle, Washington
2. Portland, Oregon
3. Washington, D.C.
4. Minneapolis, Minnesota
5. San Francisco, California
6. Boston, Massachusetts
7. Denver, Colorado
8. Milwaukee, Wisconsin
9. Philadelphia, Pennsylvania
10. Tucson, Arizona
11. Baltimore, Maryland
12. Colorado Springs, Colorado
13. Pittsburgh, Pennsylvania
14. St. Louis, Missouri
15. New York, New York
16. Atlanta, Georgia
17. Austin, Texas
18. Chicago, Illinois
19. Las Vegas, Nevada
20. Kansas City, Missouri



Grants Update



The city's Historic Preservation Commission has requested funding from the National Park Service's

2007 Historic Preservation Grant for the following:

1. Complete Phase II: context report for historic signs
 2. Ongoing video documentation of rehabilitation construction project at the U.S. Post Office and Courthouse
 3. Phase I of the planning and research for the History of Las Vegas Architecture publication
 4. Planning Commissioner training
- These projects will increase the general

knowledge about the history and development of Las Vegas and the public awareness of technical preservation methods and techniques for historic properties. This work will encourage and promote working relationships with the public and private sectors to achieve preservation objectives. It will also provide useful information to the both the Planning & Development and Neighborhood Services Departments for future preservation planning efforts. Notification whether the grant request is approved is expected in early 2007.

First Annual Mayor's Urban Design Awards

Mayor Oscar B. Goodman presented the 2006 Mayor's Urban Design Awards (MUDA) at the annual State of the City Address on Wednesday evening, Jan. 10, 2007 at the World Market Center. The awards recognize projects that cultivate walkways and streets as shared public spaces, promote walkability and safety, conserve resources, and seamlessly link to their surroundings.

The 2006 MUDA winners are:

Buildings and Their Environs

World Market Center, Building 1

Harvey Dondero, chief executive officer
Related Lodging Group

Public Places

Lewis Street Pedestrian Corridor

Lawrence Reed, principal
SWA Group

Public Art

El Jardin (East Las Vegas Senior Community Center)

Hank Saxe & Cynthia Patterson

Congratulations to each of these deserving projects and individuals for their leadership in urban design for our city.



Mayor Oscar B. Goodman (center) congratulates MUDA honorees (from left) Harvey Dondero, Lawrence Reed, Hank Saxe and Cynthia Patterson.

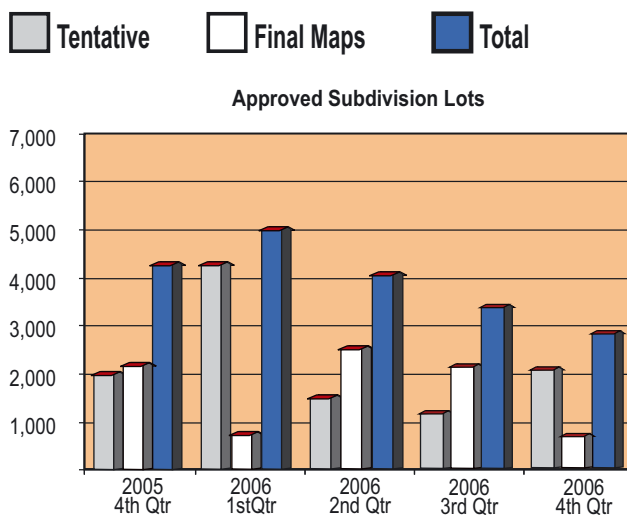
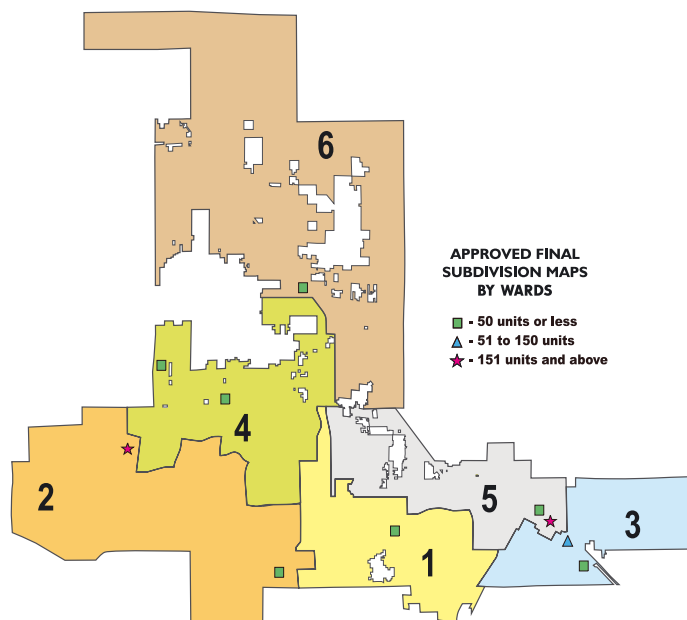
News You Can Use

[Downtown Centennial Plan Executive Summary Brochure](#)

[Updated Las Vegas Downtown Centennial Plan](#)

[Weekly Traffic Update](#)

[CLV Facts & Stats Sheet](#)



Source: city of Las Vegas

Leading Economic Indicators For Clark County

"The southern Nevada Index of Leading Indicators declined yet another month. Eight of the 10 indicators contributed negatively to the Index. The Index has declined modestly in 2006, as such, it is clear that the period of robust growth that we have experienced since 2002 has ended and a new period of 'no growth and no decline' has begun. The evidence suggests modest change rather than a recession in the months ahead."

Source: UNLV Center for Business and Economic Research

Approved Subdivision Lots			
	Tentative Maps	Final Maps	Total
4th Qtr-2005	2,071	2,291	4,362
1st Qtr-2006	4,357	757	5,114
2nd Qtr-2006	1,539	2,611	4,150
3rd Qtr-2006	1,261	2,250	3,511
4th Qtr-2006	2,175	767	2,942
% Chg Last Qtr	72.5	-65.9	-16.2
% Chg Last Year	5.0	-66.5	-32.6

Leading Economic Indicators						
CLARK COUNTY SERIES	DATE	UNITS	LATEST PERIOD	CHANGE PREVIOUS PERIOD	CHANGE YEAR AGO	CONTRIBUTION TO INDEX *
RESIDENTIAL BUILDING						
Units Permitted	Oct-06	#Units Permitted	1,465	-0.27%	-39.96%	-0.042%
Permit Valuation	Oct-06	Dollars	\$ 170,053,546	-15.29%	-41.34%	-0.040%
COMMERCIAL BUILDING						
Permits	Oct-06	#Units Permitted	84	-17.65%	-33.33%	-0.038%
Permit Valuation	Oct-06	Dollars	\$ 150,707,366	122.09%	9.62%	-0.023%
TAXABLE SALES	Oct-06	Dollars	\$ 2,817,269,354	-8.19%	-0.01%	-0.169%
McCARRAN AIRPORT	Oct-06	Passengers Enplaned/Deplaned	4,054,868	7.31%	5.62%	0.024%
GALLONS OF GASOLINE	Oct-06	Thousands of Gallons	67,141,880	1.27%	2.48%	-0.041%
GROSS GAMING REVENUE	Oct-06	Dollars	\$ 889,908,269	10.16%	0.65%	0.307%
CONVENTIONS HELD						
Visitor Volume	Oct-06	People	3,384,978	3.24%	2.48%	-0.063%
Attendance	Oct-06	People	493,207	23.66%	55.65%	-0.019%
OVERALL CHANGE IN LEADING INDICATOR **	Dec-06		131.91	-0.10%	-0.40%	-0.10%

* The contribution of the index is a net-weighted average of each series after adjustment for seasonal variation.

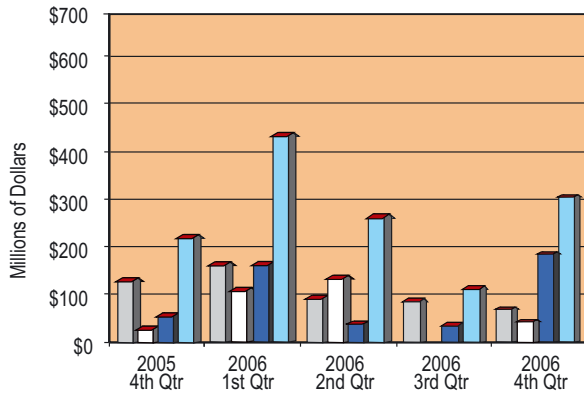
** The index is a six month forecast (April 1, 2007) from the month of the data (October 1, 2006) and four months from the month of the series (December 1, 2006).

Source: UNLV Center for Business and Economic Research



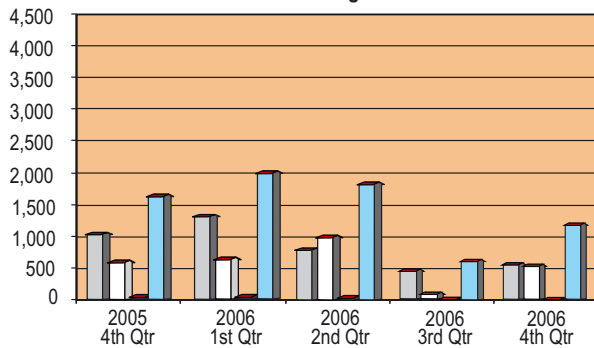
Single Family
 Multi-Family
 Commercial
 Total

New Permit Valuation



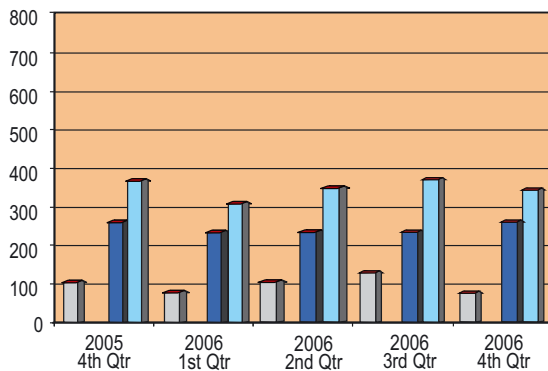
New Permit Valuation				
	Single Family	Multi-Family	Commercial	Total
4th Qtr-2005	\$132,379,335	\$ 28,545,813	\$ 58,163,453	\$219,088,601
1st Qtr-2006	\$165,047,208	\$105,823,134	\$165,481,200	\$436,351,542
2nd Qtr-2006	\$ 93,598,507	\$132,167,796	\$ 37,404,046	\$263,170,349
3rd Qtr-2006	\$ 63,346,600	\$ 15,812,649	\$ 41,240,464	\$120,399,713
4th Qtr-2006	\$ 64,426,957	\$ 37,683,675	\$163,286,302	\$265,396,934
% Chg Last Qtr	1.7	138.3	295.9	120.4
% Chg Last Year	-51.3	32.0	180.7	21.1

New Building Permits



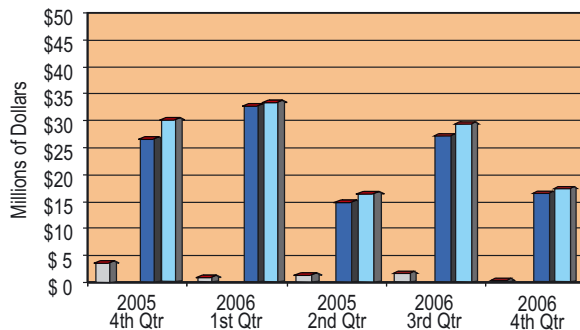
New Building Permits				
	Single Family	Multi-Family	Commercial	Total
4th Qtr-2005	1,010	572	58	1,640
1st Qtr-2006	1,275	635	49	1,959
2nd Qtr-2006	760	983	39	1,782
3rd Qtr-2006	487	125	45	657
4th Qtr-2006	476	457	40	973
% Chg Last Qtr	-2.3	265.6	-11.1	48.1
% Chg Last Year	-52.9	100.0	-31.0	-40.7

Additions and Remodels



Additions and Remodels				
	Single Family	Multi-Family	Commercial	Total
4th Qtr-2005	103	-	255	358
1st Qtr-2006	72	-	225	297
2nd Qtr-2006	103	-	231	334
3rd Qtr-2006	128	-	227	355
4th Qtr-2006	78	-	251	329
% Chg Last Qtr	-39.1	0.0	10.6	-7.3
% Chg Last Year	-24.3	0.0	-1.6	-8.1

Additions and Remodel Valuation



Additions and Remodel Valuation				
	Single Family	Multi-Family	Commercial	Total
4th Qtr-2005	\$ 3,385,902	-	\$ 27,552,076	\$ 30,937,978
1st Qtr-2006	\$ 2,196,318	-	\$ 81,800,815	\$ 83,997,133
2nd Qtr-2006	\$ 3,006,021	-	\$ 37,613,519	\$ 40,619,540
3rd Qtr-2006	\$ 6,245,816	-	\$ 78,874,807	\$ 85,120,623
4th Qtr-2006	\$ 2,466,733	-	\$ 48,425,365	\$ 50,892,098
% Chg Last Qtr	-60.5	0.0	-38.6	75.8
% Chg Last Year	-27.1	0.0	-40.2	64.5

Source: city of Las Vegas (including subdivision information)



Orlando Sanchez

City of Las Vegas Deputy City Manager



Orlando Sanchez, newly appointed as city of Las Vegas deputy city manager, has distinguished himself over the course of his career, bringing a versatile and progressive leadership style.

Orlando Sanchez was named to fill a newly-created third deputy city manager position within the City Manager's Office in May 2006. He oversees the departments of Human Resources, Leisure Services, Neighborhood Services, Information Technologies and Finance and Business Services.

Prior to being named deputy city manager, Orlando served as the Neighborhood Services Department director, where he spearheaded many key, innovative plans and programs such as the 10-year Plan to End Homelessness; the Homeownership For Educators Program to assist teachers with housing costs; the Abandoned and Vacant Buildings Program to eliminate visible

blight in neighborhoods; the EVOLVE Program to reintegrate ex-felons into productive lives; and a pilot program to help chronic inebriates.

Orlando has significant knowledge and experience with the city dating back to 1988, when he served as a management analyst with the then Department of Economic and Urban Development. As a development officer in Economic and Urban Development, he worked to promote and develop the Las Vegas Technology Center, the Spectrum of Las Vegas and the Las Vegas Enterprise Park that brought jobs to where people lived, reinvigorated economically lagging areas and cut commute times. Since then, he has demonstrated his versatility and progressive leadership style with several departments in the city. As a facilities manager, he saved the city substantial money by standardizing and streamlining operations. His experience also includes work on the city's long-term, comprehensive facility master plan.

Prior to joining the city of Las Vegas, Orlando served in the private sector as a branch manager for a financial institution. A native of Belen, New Mexico, Orlando graduated from New Mexico State University with a bachelor's degree in economics. In 2005, he was recognized as the "Emerging Public Administrator of the Year" by the American Society for Public Administration.

Las Vegas GROWTH WATCH



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Councilman Larry Brown, Ward 4
Councilman Lawrence Weekly, Ward 5
Councilman Steve Wolfson, Ward 2
Councilwoman Lois Tarkanian, Ward 1
Councilman Steven D. Ross, Ward 6

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Elizabeth N. Fretwell
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Orlando Sanchez

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